



## Theme 1: Balanced Land Uses

A community with a balance of land uses has long-term economic stability. Residents need to have employment opportunities as well as a diverse choice of housing and retail services to maintain the city as a vital community. Henderson's goal is to ensure that an adequate inventory of commercial and industrial lands are available so that the city is able to continue to recruit new businesses and provide space for locally expanding companies.

### Balanced Land Use Principles

The Balanced Land Use principles focus on:

- Providing a citywide mix of land uses to accommodate future housing, jobs, recreation, preservation areas, and other needs;
- Promoting economic vitality of the city by targeting and reserving industrial and office land uses;
- Promoting a diverse mix of housing types and neighborhood experiences; and
- Promoting infill and redevelopment.



## Five Themes of the Comprehensive Plan



The Comprehensive Plan themes highlight areas where Henderson aims to make this an even stronger community than it is today. As our city continues to grow and change, different needs will emerge and we must continually chart a new direction to successfully adapt and continue to thrive. This summary highlights the five major themes of the Comprehensive Plan.

Henderson aims to **build community through...**

1. **Balanced Land Uses,**
2. **Quality Development,**
3. **Integrated Desert Environment,**
4. **Connected Places, and**
5. **Arts and Culture.**

## Theme 5: Arts and Culture

Henderson's arts and culture are important aspects of the quality of life in the community. Serving as a basic part of educational and recreational offerings, arts and culture has the ability to strengthen neighborhoods and community involvement. Community art and culture also helps to foster new perspectives and appreciation while making the city a more attractive and appealing environment. For example, this can be as simple as an artistic sign or fence post, a statue, or a public art expression built into the everyday surroundings of the city. Community art and culture should be accessible to the public and have aesthetic, educational, or community-enriching qualities.

### Arts and Culture Principles

The Arts and Culture principles focus on:

- Encouraging community art and culture by strengthening support of public programs;
- Creating public spaces for arts and cultural events to take place; and
- Bringing arts and culture to everyday settings in our city, making it an enriching and vital place to live and work.



## Theme 2: Quality Development

Promoting Quality Development is the theme focused on raising the bar on the quality of new design and development. By emphasizing quality development, the city will foster creativity and variety in development projects, promote stable neighborhoods that retain their quality over time, create beautiful public places within our city, and encourage variety rather than "sameness." Good design also adds economic value to neighborhoods and commercial areas and contributes to reinvestment.



### Quality Development Principles

The Quality Development principles focus on:

- Achieving unique and long-lasting neighborhoods;
- Promoting superior business districts and commercial centers (including Downtown Henderson);
- Integrating new infill and redevelopment projects with older districts in a seamless fashion;
- Promoting vibrant and attractive mixed-use developments;
- Taking advantage of transit-related opportunities by promoting Transit-Oriented Design in appropriate locations; and
- Encouraging lively, welcoming public spaces throughout our community.

## Theme 3: Integrated Desert Environment

The Mojave Desert is home to many unique desert animals and plants. Especially notable in the desert are its lush washes---the lifelines for the animals and plants. To conserve its natural resources for today and tomorrow and to provide beauty and access to the desert landscape, Henderson desires to protect, restore, and conserve these resources. We also recognize in an age of drought and energy shortages, we can ill-afford to waste precious resources if Henderson is to continue to thrive.

### Integrated Desert Environment Principles

The Integrated Desert Environment principles focus on:

- Weaving open space and natural areas within the city's built areas;
- Using beautiful desert-inspired and drought-tolerant landscaping;
- Designing environmentally-sensitive buildings that provide comfort and energy efficiency in the desert environment; and
- Conserving energy and water resources and improving air quality.



## Theme 4: Connected Places

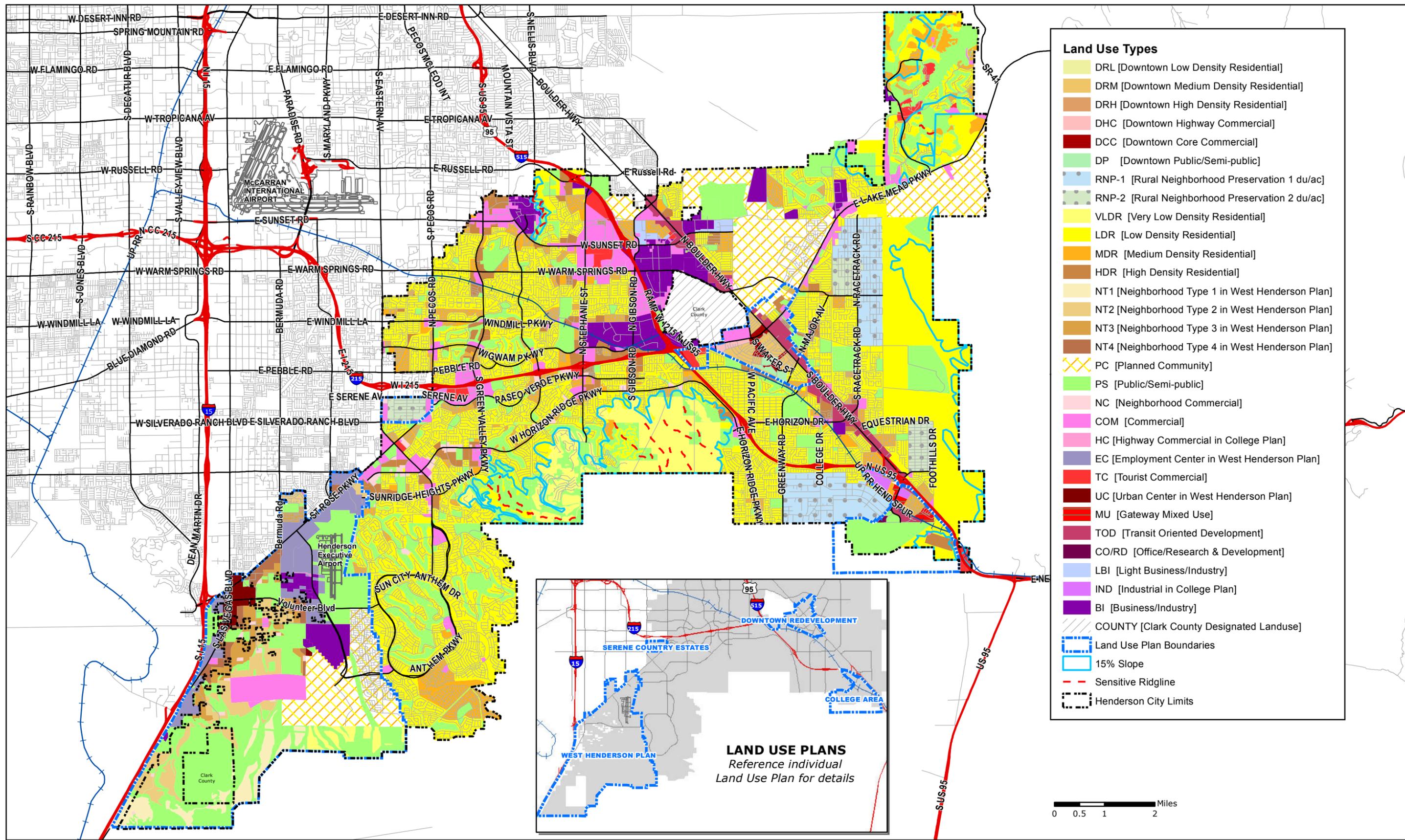
A connected community brings us together through a local and citywide system of pedestrian walkways, bike trails, equestrian trails, public transit opportunities, and functional streets for vehicles. In a connected community, the transportation system is designed in such a way that alternatives to automobile use are possible, and vehicular congestion throughout the community is minimized. Public transit is designed so citizens find it convenient and feel safe and comfortable using it. Connectivity also provides a means of linking neighborhoods and places to one another, as well as providing important connections to open space, bike trails, transit, and other desirable amenities.

### Connected Places Principles

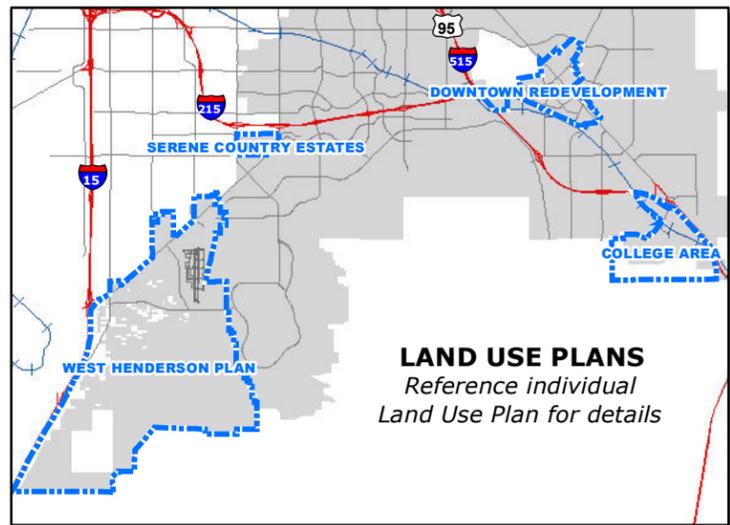
The Connected Places principles focus on:

- Ensuring connections at the local and regional levels through local streets and sidewalks that link neighborhoods together; and
- Promoting development of public transportation and land uses to support it.





- Land Use Types**
- DRL [Downtown Low Density Residential]
  - DRM [Downtown Medium Density Residential]
  - DRH [Downtown High Density Residential]
  - DHC [Downtown Highway Commercial]
  - DCC [Downtown Core Commercial]
  - DP [Downtown Public/Semi-public]
  - RNP-1 [Rural Neighborhood Preservation 1 du/ac]
  - RNP-2 [Rural Neighborhood Preservation 2 du/ac]
  - VLDR [Very Low Density Residential]
  - LDR [Low Density Residential]
  - MDR [Medium Density Residential]
  - HDR [High Density Residential]
  - NT1 [Neighborhood Type 1 in West Henderson Plan]
  - NT2 [Neighborhood Type 2 in West Henderson Plan]
  - NT3 [Neighborhood Type 3 in West Henderson Plan]
  - NT4 [Neighborhood Type 4 in West Henderson Plan]
  - PC [Planned Community]
  - PS [Public/Semi-public]
  - NC [Neighborhood Commercial]
  - COM [Commercial]
  - HC [Highway Commercial in College Plan]
  - EC [Employment Center in West Henderson Plan]
  - TC [Tourist Commercial]
  - UC [Urban Center in West Henderson Plan]
  - MU [Gateway Mixed Use]
  - TOD [Transit Oriented Development]
  - CO/RD [Office/Research & Development]
  - LBI [Light Business/Industry]
  - IND [Industrial in College Plan]
  - BI [Business/Industry]
  - COUNTY [Clark County Designated Landuse]
  - Land Use Plan Boundaries
  - 15% Slope
  - Sensitive Ridgeline
  - Henderson City Limits



This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed. Land Use data per City Council: 4/19/2016. [//gis/workareas/landuse/mxds/all\\_landuse\\_11x17](#)

# Future Land Use Plan for the City of Henderson, Nevada



Community Development & Services  
Geographic Information Services  
(702) 267 - 1500  
April 2016